

F. REVISIONS AND IMPLEMENTATION

13. Revising the Plan

The Tillamook City Comprehensive Plan is not a static document – not a one-time guide for the development of the community. Nor should it be perceived as filler of shelf space. It is, rather, a dynamic instrument capable of change to meet the needs of the community. The Comprehensive Plan and implementation measures (Objectives, Policies and Implementing Procedures) will be reviewed and revised when public needs, community needs and desires change and when development occurs at a different rate than contemplated by the plan.

This current version of the Comprehensive Plan presents a more understandable version to the reader covering a wide variety of topics that share one thing in common: they are forces and factors that determine how our community will grow and develop. It is also intended to facilitate subsequent amendments in the near future by providing a segmented format that can be addressed piece by piece.

Changes in population, state law, land use, and other areas are inevitable. As a result, the City of Tillamook will have to revise its plan from time to time. There are two types of revisions that can be made: **minor** revisions, or **major** revisions. For this plan, **minor revisions** include changes in the Plan that do not have significant effect beyond the immediate area of the change, such as Plan amendments that usually involve only a few properties or one or two strategies in the Plan, updated inventory, and changes to other factual base information in the Plan. **Major revisions** include an overhaul of the entire Plan resulting in widespread and significant impact beyond an immediate local area, isolated property and minor changes to the Comprehensive Plan. Major revisions include zone changes and the Periodic Review.

The purpose of this section is to ensure that the City of Tillamook Comprehensive Plan is responsive to changing conditions and trends, that opportunities for citizen and agency involvement in the planning process are provided, and that there is adequate factual information for all land use decisions and actions.

It is difficult to accurately project growth, land use need, and changing economic conditions for any period of time. While continuity is a strength of comprehensive planning, the ability to adapt to changing needs and conditions is a necessity. The City of Tillamook Comprehensive Plan must achieve a balance between offering flexibility and maintaining a degree of permanence and reliability.

The following policies will be followed when making revisions to the Comprehensive Plan.

Policies for Revising the Plan

Policy F-1: The Comprehensive Plan shall be reviewed and any necessary **minor** revisions made at least every two years, after a report from the Planning Commission public statement is issued on whether any **minor** revisions are needed. The review will begin with re-examination of the base data, and problem areas and continue through the same basic phases as the initial preparation of the plan and implementation measures. A report from the Planning Commission for the minor revisions should include, at a minimum the following items:

- a. A general review of the factual base (Inventory);
- b. An evaluation of the effectiveness of plan policies and implementing measures in meeting community goals and objectives; and
- c. Recommended amendments, if any, to the Plan and/or implementing measures.

Following approval of the minor revisions, ordinances, the capital improvements program, and other plan implementation measures will be revised to support changes in the Plan.

Policy F-2: **Major** revision to the Comprehensive Plan, resulting in widespread and significant impact beyond an immediate local area, isolated property and minor changes to the Comprehensive Plan, may be made at any time. Such revisions may be initiated by the City Council, Planning Commission, or by any individual, agency, or firm. Special studies or other information will be required as the factual basis to support the change. The public need and justification for change must be established by the applicant.

Policy F-3: The Plan may be reopened at appropriate times in response to completion of plans by other jurisdictions and agencies. Further, the City shall acquire and consider additional inventory information that was not available during plan development in its evaluation of future plan revisions. The City may consider such a revision either major or minor.

Policy F-4: Plan amendments may be initiated by:

- a. City Council or Planning Commission.
- b. An individual or organization by application.

All Comprehensive Plan amendments shall be considered at public hearings before the Planning Commission and City Council in accordance with state law, City Charter, and appropriate City ordinances.

Policy F-5: Proposed revisions, either major or minor, or otherwise initiated, shall be reviewed in public hearings held by the Planning Commission and City Council and shall

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have adequate notice to meet State requirements. Comprehensive Plan amendment hearings shall be conducted under the following procedures:

- a. The Planning Commission shall conduct a public hearing on the proposed amendment at its earliest practical meeting time after the amendment is proposed.
- b. Prior to the Planning Commission hearing, the City Planning staff shall review the proposed amendment and prepare a report to the Planning Commission.
- c. Within 45 days of the hearing, the Planning Commission shall recommend to the City Council approval or rejection of the proposed amendment. It shall take a majority vote of the Planning Commission in favor of the proposal to recommend to the City Council that the Comprehensive Plan be amended.
- d. The Planning Commission shall consider amendment requests to the Comprehensive Plan at regularly advertised meetings.
- e. After receiving the recommendation of the Planning Commission, submitted as written findings regarding the proposed revision which consider public hearing(s) and response of affected governmental agencies, the City Council shall hold a public hearing on the proposed amendment.
- f. The City Recorder shall maintain records of all plan amendment hearings and adopted amendments of the Comprehensive Plan.
- g. Consideration by Planning Commission and Council of Plan amendments should be based on:
 1. Meeting the overall intent of the Comprehensive Plan. All Plan Policies shall be reviewed when revising the City Comprehensive Plan to make sure no portion of the Comprehensive Plan is overlooked.
 2. Citizen review and comment. The citizens of Tillamook will be encouraged to take part in all stages of the planning process.
 3. Input from affected governmental units and other agencies. All affected government agencies shall be informed of proposed revisions and allowed reasonable time to respond before making a recommendation on the plan revision to the City Council.
 4. Short- and long-term impacts of the proposed revision.
 5. Additional information as required by the Planning Commission or City Council.

Policy F-6: All appendices may be amended by Resolution.

14. Plan Implementation

Implementation

The Comprehensive Plan revision is only an initial step in implementing a planning process in Tillamook. Specific actions must be undertaken to realize the plan. The Comprehensive Plan and associated technical background information set forth goals, policies, proposals and recommendations to guide the physical development of the

community. This section describes ways in which the Comprehensive Plan may be implemented.

The means by which community plans are implemented are many and varied, but they almost always involve the combined efforts of private citizens, business enterprise and local, state and federal governments. The private sector implements the plan by giving it their support and continuous input to the planning process, by developing their businesses and homes in conformance with the plans, or by clean-up, fix-up or paint-up campaigns. Government implements the Comprehensive Plan through regulatory controls such as zoning and subdivision ordinances, through the timely placement of public facilities and establishment of public programs, through inducements such as low-interest loans, tax exemptions and direct subsidies, by joint cooperative agreements between one another and by providing for financing through special grants-in-aid or other financial aides.

Regulatory Controls

Zoning:

Zoning has been for many years in America the cornerstone of plan effectuation. It is intended to implement that part of the Comprehensive Plan concerned with land use. Zoning divides the community into residential, commercial, industrial and other use types and zoning designations for land in conformance with the Comprehensive Plan, and shown on the City Comprehensive Plan and Zoning Map. The location and boundaries of each of the areas designated for each land use are described in Chapter 4 of this Plan.

State laws and recent Oregon Supreme Court decisions have given better definition to the role of zoning and comprehensive plans. Oregon Law (ORS Chapter 197) not only requires cities and counties to adopt comprehensive plans, it also requires that their zoning ordinance conform to the comprehensive plan. This requirement is further amplified by the “Baker vs. City of Milwaukie” court decision. In this decision, the court ruled that in the event of a conflict between a City's zoning ordinance and comprehensive plan, the comprehensive plan shall be the guiding document. Therefore, once the City has adopted its comprehensive plan it must provide, within a reasonable time, to amend its zoning ordinance to conform to the comprehensive plan. Furthermore, another court decision, "Fasano vs. Washington County", has ruled among other things that all zone changes must conform to the comprehensive plan. Thus, once the City has amended its zoning ordinance to conform to the adopted City Comprehensive Plan, any subsequent zone change in non-conformity with the General Plan/Comprehensive Plan Map must first be preceded by a change to the City Comprehensive Plan. Changes to the City Comprehensive Plan should be based on special studies or other factual information, which establish public, need and justify the particular change.

The City Zoning Ordinance establishes uniform regulations within each zone as to use, maximum building height and bulk, lot size, building setback from street and property lines, landscaping, population density and other similar requirements. The Zoning

Ordinance also establishes the criteria and requirements for the City's overlay districts, site and general development, partitioning, signs, off-street parking and loading, conditional uses, special uses, non-conforming uses, and variances to the criteria. The City's zoning requirements that conform to the City Comprehensive Plan can be found in the City [Development Codes](#).

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Subdivision Ordinance and Streets Standards Ordinance:

The subdivision ordinance provides standards for the development of vacant land. It establishes minimum standards for street, block and lot size and lists improvements to be provided by the land developer. It enables the City to insure the provision of adequate rights-of-way, street improvements and water and sewer facilities. Close coordination between the City and Tillamook County is necessary to insure the extension of logical street and utility systems when subdivision occurs outside city limits. The subdivision requirements and development standards are listed in the City [Development Codes](#).

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Building Codes:

Building construction codes establish minimum standards for new buildings, additions, rehabilitation and changes of use. These codes include fire and life safety, plumbing, mechanical, electrical and sign codes and with the exception of the sign code, are extensions of national or state uniform standards. These codes help to insure the safety and welfare of the public, but have little effect in preventing or reversing blight in built-up older neighborhoods. The City's sign codes can be found in the City's [Development Codes](#).

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Housing Codes:

The Housing Code establishes minimum standards of sanitation, safety and welfare for residential property. The code can be used to remove or improve housing, which has become unsafe or to improve situations involving overcrowded conditions and lack of proper maintenance.

Non-Regulatory Programs

Associated with housing programs and the development of standards for a safer community, it is recommended that several programs be kept viable and expanded upon.

- (a) Expansion of Fire Volunteer and Police Reserve programs is encouraged.
- (b) Fire Inspections, Fire Prevention, Crime Prevention and Crime Apprehension programs should be encouraged.

Grants-In-Aid

Many of the policies and proposals of the comprehensive plan can be carried out with financial assistance from the state and federal government. In addition to federal revenue sharing, grants-in-aid are available through the Department of Housing and Urban

Development, the Federal Highway Administration, the Department of Health, Education and Welfare, the Department of Agriculture and the Environmental Protection Agency. Funds are available for such important projects as streets, water and sewer facilities, parks and open space and public buildings. In addition to direct grants-in-aid, several low interest loan programs are available to the private as well as public sector. Housing needs are a critical issue in Tillamook and throughout the state and nation. Several housing programs are now active in Tillamook and others are available. These are described briefly in the Housing Section.

Intergovernmental Cooperation

One method of implementing the policies of the plan is through intergovernmental cooperative agreements between the city and other public agencies. Many of the functions, which the plan encourages the City to perform, can best be met through joint arrangements with other agencies. In many cases the burden of solving a problem does rest entirely with the City. Therefore the City must join the other agencies in implementing the policies and recommendations of the plan. In other situations it may be to the City's advantage financially to join with other governmental entities or agencies in an effort to solve a problem.

Projects that cannot be implemented economically by one community may be initiated by sharing the cost between different cities or other agencies.

Advice and consultation on the part of the Planning Commission, City staff and other City officials can be a very effective tool of implementation. In the course of conducting day-to-day business, individuals can be made aware of the importance of the comprehensive plan and a number of alternatives presented to guide development.

Urban Growth Management and Urban Service Area Policies and Implementation Guidelines

The unincorporated land within the Urban Growth Boundary requires a coordinated set of policies between the City and the County. These policies relate primarily to urbanization. In an effort to coordinate growth within the Boundary, a set of policies, implementation guidelines and an Urban Growth Management Agreement (UGMA) are adopted as part of this plan, and included as Appendix H. These policies have also been adopted by Tillamook County by ordinance.

Capital Improvement Program Planning

Each year the City of Tillamook makes capital expenditures with tax money secured from the local citizenry. Investments can be made in public buildings, streets, water and sanitary facilities and other important areas. These expenditures provide one of the most effective means by which a comprehensive plan is put into action. Capital improvement

programs (CIP) for water, sewer, streets, storm drains, and public buildings, provides the necessary link between the comprehensive plan and the operational budget of the City.

A CIP consists of a list of needed and desirable projects for community development, a prioritization of those projects based on the adopted goals and policies of the comprehensive plan, and a scheduling of projects through a certain time period. This time span provides for the current operating year plus a 5-year projection. The program is reviewed annually and a year is added to the top end, thus keeping the program five years ahead of the current operating year.

The completion of a CIP provides numerous benefits to the community, including the following:

- a) It presents to the public a profile of the capital needs of the community.
- b) It provides for coordination of the expenditure of city funds.
- c) It provides the private citizen with some indication as to the timing and priorities of a particular project or concern.
- d) It provides a guide to the private investor.
- e) It presents an opportunity to key improvement projects with federal aid programs enabling the city to obtain the maximum benefit of matching funds for each locally provided dollar.
- f) It fosters the programmed acquisition of land in advance of improvements resulting in savings to the taxpayer.
- g) It contributes to a more balanced program of bonded indebtedness.

Community Program Planning

As the capital improvement program addresses the future capital needs of the City, the community program addresses the program needs of the community. While it is important to plan for capital items on a short and long range basis it is also important to plan for the needed community programs. For example, a need in the police department for more patrolmen, etc. should be planned for the community program.

Thus, the community program will involve setting anticipated future program needs, setting the program in priority using as a guide the policies of the comprehensive plan, and setting a time frame for implementing the program.

Please refer to the appendixes for ordinances, by-laws and programs outlining organizational functions and responsibilities of City Advisory Committee and City Planning and Zoning Commission.

Objectives and Policies for Plan Implementation

Objective No. 1 for Plan Implementation: To implement the City Comprehensive Plan and its objectives, policies and implementing procedure.

Policies for Objective No. 1 for Plan Implementation

Policy F-7: The City shall institute regulatory and non-regulatory controls for the implementation of the Comprehensive Plan. These regulatory controls shall include the City's Zoning Ordinance.

Policy F-8: The City shall develop intergovernmental agreements with the County and other governmental entities and agencies to assist in the implementation of City policies.

Objective No. 2 for Plan Implementation: To provide for cooperation between the City and the County in the unincorporated land within the Urban Growth Boundary and establish and maintain an Urban Growth Management Agreement and Urban Service Agreement between the City and County.

Policies for Objective No. 2 for Plan Implementation

Policy F-9: The City shall develop an Urban Growth Management Agreement (UGMA) and other intergovernmental agreements with the County. The UGMA shall include an Urban Service Agreement (USA) between the City and County. Additional Intergovernmental Agreements between the City and County may also be made to coordinate services between the two levels of government.

Objective No. 3 for Plan Implementation: To establish and maintain grants-in-aid and a capital improvements program

Policies for Objective No. 3 for Plan Implementation

Policy F-10: The City shall coordinate a capital improvement projects list for the community.

Policy F-11: The City shall strive to identify grants available to continue to better the community in implementing its policies listed in the Comprehensive Plan.

15. List of Plan Policies

The following is a list of the Objectives, Policies and Implementing Procedures listed in this Comprehensive Plan.

Goal, Objectives, and Implementing Policies for Citizen Involvement

Goal

“To support citizen involvement at all stages of the decision-making process.”

Objective No. 1 for Citizen Participation and Involvement: To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process and ensures cooperation among citizens, technical personnel and public officials in planning for the City.

Implementing Policies for Objective No.1 for Citizen Participation and Involvement

Policy B-1: The Planning Commission shall give reasonable public notice for meetings concerning revisions of the adopted public plan and implementing measures. Such notice shall be provided in a manner consistent with all applicable state statutes and city ordinances. When feasible, the city will use the news media to encourage citizen participation. Wide and continuing exchange of information with notification to citizens about available programs and issues will be insured. The City shall ensure that adequate funding and technical information is made available to citizen participation groups as an ongoing process.

Policy B-2: Decisions by both planning and advisory bodies will be made after appropriate open planning processes and public hearings. The City shall ensure that citizens receive a response to all recommendations resulting from citizen involvement.

Policy B-3: All plans, reports, and ordinances shall be written so as to be easily read and understood by interested citizens.

Policy B-4: The Comprehensive Plan shall be used as a basic reference and guideline by those who must make decisions affecting the people of Tillamook.

Objective No. 2 for Citizen Participation and Involvement: To have a broad base of citizen involvement in planning studies, decision making, and plan implementation.

Implementing Policies for Objective No. 2 for Citizen Participation and Involvement

Policy B-5: The City Planning Commission is the group involved in review of development and implementation of a Citizen Participation and Involvement Plan. The governing body shall continue to solicit citizen membership for vacancies on any advisory body.

Policy B-6: The Planning Commission is the permanent Citizen Involvement Committee. As such, the commission shall be responsible for insuring a broad base of citizen involvement in all phases of the planning process.

Policy B-7: The Tillamook City 2020 Vision Statement shall be adopted and endorsed by the Planning Commission and the City Council as the 20-year vision for Tillamook City. The Vision Statement shall serve as a catalyst for community residential, business owners and the government(s) in crafting the future of Tillamook City. The Vision Statement shall be considered a long-range, “umbrella” vision for the Comprehensive Plan, and will be integrated into the Comprehensive Plan. The Vision Statement is the starting point for the creation and implementation of action plans.

Goal, Objectives, Implementing Policies for Community Development

Goal:

“To better integrate citizen involvement with the community, and support outreach into the community and community development.”

Objective No. 1 for Community Development: To develop a community development program that insures support for citizens to be involved in the community and better integrate citizen involvement with the community.

Implementing Policies for Objective No. 1 for Community Development

Policy B-8: The City shall provide a diverse set of community programs, activities and facilities that enhance community values.

Policy B-9: The Tillamook City 2020 Vision Statement shall serve as a catalyst for community residential, business owners and the government(s) in crafting the future of Tillamook City. The Vision Statement is the starting point for the creation and implementation of action plans.

Objective No. 2 for Community Development: To have a broad base of community outreach and support programs in the community and support outreach into the community and community development.

Implementing Policies for Objective No. 2 for Community Development

Policy B-10: The City shall support adequate housing and care for special-need citizens, and strive to remain a safe and secure community.

Policy B-11: The City shall encourage healthy lifestyles, and focus on wellness in the community.

Goal for Natural Resources (wetlands, estuaries, shorelands)

To conserve, protect the unique environmental, economic and social values of local estuarine resources, where appropriate, develop and restore the resources of all coastal shorelands, recognizing their value for the protection and maintenance of water quality, fish and wildlife habitat, and water dependent uses.

Objective No. 1 for Wetlands: To reduce the hazard to human life and property and minimize adverse effects on water quality and wildlife habitats for the shoreland planning area within the Tillamook Urban Growth Boundary.

Policies for Wetlands Objective No. 1

Policy C-1: The City shall encourage Cluster development as a method of minimizing development impacts in areas with [sensitive] significant natural resources documented on the significant riparian corridor and wetlands list.

Policy C-2: New development shall be conducted in a manner that does not adversely affect significant riparian corridors and significant wetlands as per the water resources overlay district.

Policy C-3: Drainage from proposed developments shall be directed in a manner that does not harm significant wetland and riparian corridors.

Objective No. 2 for Wetlands: To protect, maintain, where appropriate, develop, and where appropriate restore the long-term environmental, economic and social values of estuarine resources with the Tillamook Urban Growth Boundary.

Policies for Wetlands Objective No. 2

Policy C-4: The following wetland areas, the Meadow Avenue Wetland (south of Meadow Avenue, containing approximately 14 acres), the Fairlane Drive Wetland (immediately parallel to Fairlane Drive containing approximately two acres), the South Highway 101 Wetland (immediately adjacent to Highway 101 upon entering the southern entrance to the City), and the Fifth Street Wetland (at the west end of Fifth Street, south of Carnahan Park containing approximately 1.5 acres) shall be protected by the City.

Policy C-5: All locally significant wetlands and riparian corridors as designated in the City of Tillamook Local Wetlands Inventory shown in Table V shall be protected, and shall not be modified except as provided for in the Water Resources Protection Overlay

District. Significant riparian corridors and significant wetlands are hereby adopted and are regulated subject to the water resources protection overlay district (21.1).

Policy C-6: Land uses shall be guided, and enforced through the Zoning Ordinance, to minimize impact on the City's Natural Resources, as is stated and described further in the Regulatory Controls. For those projects involving development within designated estuaries, in an effort to recognize, protect, maintain, and where appropriate, restore the unique environmental, economic and social values of said estuaries, estuary standards and requirements shall be brought under special review.

Objective No. 3 for Estuaries: To recognize, protect maintain and restore where appropriate, the unique environmental, economic and social values of the designated estuaries.

Policies for Objective No. 3 for Estuaries

Policy C-7: The designated estuaries and shoreland area shall be managed in such fashion as to be consistent with the stated estuary and shoreland objectives. The City shall recognize the estuary management unit segments described in this section of the Plan. Prime importance shall be given to management and restoration of estuaries as it might relate to the economic protection of the area. Reconstruction of estuaries to be a point where they provide protection of lives and property in the surrounding area is paramount. The protection of locally significant riparian corridors and wetlands associated with estuaries and shoreland habitat is a goal in the restoration of these resources.

Policy C-8: The City recognizes that to have effective protection, maintenance and restoration of designated estuaries with the City UGB, all policies must be coordinated with all appropriate agencies. This is particularly important for estuary areas adjacent but outside the City's UGB. A thorough review of Tillamook county estuary and shoreland policies, standards and definitions which are appropriate to the City's stated objectives and the County's overall plan shall be adopted.

Policy C-9: The City will rely on the County Estuary Planning Staff for the preparation of impact assessments, resource capability determinations, review of State and Federal permit applications and necessary revision of policies and standards within the estuarine area of the City.

Policy C-10: The estuarine and coastal shoreland habitat resources designated as locally significant shall be protected as per the Water Resource Protection Overlay District, Tillamook City Land Development Code.

Policy C-11: Estuary Management Units have been identified and inventoried by Tillamook County. Map illustrates these management units. The following five estuary management unit segments are found within the Tillamook Urban Growth Boundary.

Policy C-12: The City of Tillamook hereby adopts Exhibit H of the November 30, 1983 amendments to the Tillamook County Ordinance No. 32 which is the Goal 16 Element of the Tillamook County Comprehensive Plan.

Objective No. 4 for Shorelands: To reduce the hazard to human life and property and minimize adverse effects on water quality in order to maintain the live ability for the Tillamook community.

Policies for Objective No. 4 for Shorelands

Policy C-13: New shoreland development, expansion, maintenance or restoration of existing development shall conform to the following general priorities for the overall use of coastal shorelands (in order of priority):

1. Uses which maintain the integrity of the estuary;
2. Water-dependent uses;
3. Water-related uses;
4. Non-dependent, non-related uses which retain flexibility of future use and don't or prematurely or inalterably commit shorelands to more intensive use;
5. Development, including non-dependent, non-related uses, in urban areas (compatible with existing or committed uses);
6. Non-dependent, non-related uses which cause a permanent or long-term change in the features of coastal shorelands only upon a demonstration of public need.

Policy C-14: New shore land development, expansion, maintenance or restoration of existing development shall be sited, designed, constructed and maintained to minimize adverse impacts on riparian vegetation, water quality and aquatic life and habitats in adjacent aquatic areas, and to be consistent with existing hazards to life and property posed by eroding areas and flood hazard areas. To accomplish this:

- A. The requirements of the National Insurance Program shall be used to regulate development in flood hazard areas within coastal shore lands.
- B. Shoreland setbacks shall be established to protect riparian vegetation and to recognize eroding areas.
- C. Priority shall be given to nonstructural rather than structural solution to problems of erosion or flooding.
- D. The following state and federal authorities shall be utilized for maintaining water quality and minimizing man-induced sedimentation in aquatic areas:
 1. The Oregon Forest Practices Act and Administrative Rules, for forestlands are defined in ORS 527.610 - 527.730 and 527.990 and the Forest Lands Goal;
 2. The programs of the Soil and Water Conservation Commission and local districts and the Soil Conservation Service, for Agricultural Lands Goal;

3. The non-profit source discharge water quality program administered by the Department of Environmental Quality under section 208 of the Federal Water Quality Act as amended in 1972 (PL 92-500); and
4. The fill and Removal Permit Program administered by the Division of State Lands under ORS 541.605 - 541.665.

Policy C-15: Shoreland development shall be sited and designed to be consistent with the protection of the natural values of identified major marshes and significant wildlife habitat, within the shore lands planning boundary identified in the Tillamook City Comprehensive Plan.

Policy C-16: Forestry operations within coastal shorelands shall be consistent with the protection of the natural values of major marshes, significant wildlife habitat and riparian vegetation. The State Forest Practices Act and Forest Practice Rules administered by the Department of Forestry shall be used to protect the natural values of these resources on commercial forestlands and other lands under the jurisdiction of the Forest Practices Act within coastal shore lands.

Policy C-17: Shorelands of Tillamook City shall be managed through implementation of the Tillamook City Comprehensive Plan by means of the zoning ordinance, which shall contain the zoning and shoreland planning area maps.

Policy C-18: Tillamook City shall review the following for consistency with the Tillamook City Comprehensive Plan, zoning map, and zoning ordinances:

- A. State or federal permit applications for uses and activities within shore lands;
- B. Applications for Tillamook County Development Permits;
- C. Building and mobile home placement permits for flood hazard areas, preliminary subdivision plat applications and planned developments with coastal shore lands;
- D. A-95 project pre-application notifications, by means of referral from and comment to the Clatsop-Tillamook Intergovernmental Council.

Policy C-19: The City shall consider the following significant wildlife habitats within the Shorelands Planning Area: the West Hoquarten Slough Forested Freshwater Wetland (approximately 59 acres within the U.G.B. immediately west of State Highway 101 North), and the East Hoquarten Slough Forested Freshwater Wetland (approximately 26 acres within the U.G.B. immediately east of State Highway 101 North).

Policy for Forestlands

Policy C-20: State Goal No. 4 is applicable for Tillamook City. Small stands of trees in future park locations shall remain in their natural settings. The City will protect the forested areas listed in this section.

Policy C-21: The City watershed is located southeast of the U.G.B. area and shall be guided by County land use policies, as well as managed under Oregon State Forestry Best

Management Practices. Future logging operations within the City watershed may be reviewed by the City Council, with comments forwarded to Oregon State Forestry.

Agricultural Lands

Goal for Agricultural Lands

“To preserve and maintain agricultural lands. Agricultural lands shall be preserved and maintained for farm use, consistent with existing and future needs for agricultural products, forest and open space.”

Objective No. 5 for Agricultural Lands: To retain the agricultural use of land in those areas where it is deemed the highest and best use, given the soil conditions of the area, and the suitability of competing uses.

Policies for Agricultural Lands

Policy C-22: The UGB is established in order to preserve prime agricultural land as much as possible. Any future conversions of rural agricultural land to urbanizable land shall be based upon the five factors as listed in Goal 3.

Policy C-23: The City shall urge the County to designate portions of prime agricultural lands adjacent to the U.G.B. for exclusive farm use to support the City's intention to preserve and retain as much surrounding agricultural land as possible.

Policy C-24: The development Ordinance as provided for under Economic Development Policy No. 34, part of which addresses compatibility between Highway Commercial and agricultural uses, shall be periodically reviewed and updated to reflect current farming practices and needs. The City shall use buffers such as fences, vegetative plantings, and building setbacks to insure a more adequate transfer between uses.

Policy C-26: The City shall protect agricultural operations from potential conflicts arising from Highway Commercial activities. Accepted agricultural practices, adjacent to or within the City may create noise, dust, odors or other such inconveniences for the owners or users of the commercial properties. This includes but is not limited to, the spreading of liquid manure on fields in the area when frequent strong winds are likely to carry the resultant odor into areas designated for non-farm development. However, the City does not consider it the agricultural operators responsibility to modify accepted practices to accommodate Highway Commercial areas. The owners of the Highway Commercial property shall not allow activities on their properties which create management difficulties, fire hazards or increased costs for adjacent agricultural operations, and shall not hold agricultural operators or the City, or the County, responsible for noise, dust, odors or other such inconveniences resulting from those agricultural practices that are not more offensive than what is customarily required to maintain profitable farm operation.

Open Space and Scenic Areas (State Goal 5)

Significant open space and scenic areas exist in and surround the City of Tillamook. Where possible these areas were excluded from the Urban Growth Boundary. Some areas now within the City are subject to flooding and have a high water table. Other areas within the city have been identified as significant riparian corridor reaches and or significant wetlands.

Objective No. 6 for Open Space and Scenic Areas: To conserve open space and protect natural and scenic resources and maximize the use of existing resources in the provision of open space.

Policies for Open Space and Scenic Areas

Policy C-26: Banks of watercourses, drainage basins, areas subject to extreme natural hazards and otherwise unbuildable sites will be utilized to provide open space and recreational opportunities. Riparian vegetation shall be protected inside all designated significant riparian resources, identified in Section 21.1 of the Tillamook Land Development Code.

Policy C-27: Tree preservation and planting to separate conflicting uses and provide scenic and recreational opportunities will be encouraged wherever feasible.

Policy C-28: Scenic views and scenic sites that generally include all the land within view of the Tillamook urbanized area and outside the Urban Growth Boundary, shall be preserved. This shall be achieved by coordination with Tillamook County and by encouraging a minimum of development in these areas.

Historic Resources

Goal for Historic Resources

“To preserve the history of the City of Tillamook.”

Objective for Historic Resources: To protect the historic buildings of Tillamook and to encourage the rehabilitation of these buildings and accessibility to buildings and encourage the community to take part in this process.

Policies for Historic Resources Objective No. 1

Policy C-29: The City shall encourage the preservation and rehabilitation of sites and structures that represent significant aspects of Tillamook’s historical and architectural heritage.

Policy C-30: The City shall strengthen the economy of Tillamook by protecting and enhancing the City’s historic attraction to residents and visitors.

Policy C-31: The City shall enforce the Town Center_Zone ordinance preserving the historic character of the downtown.

Policy C-32: The City shall consider developing historic preservation districts by the next periodic review.

Policy C-33: The City will coordinate with state and county agencies and organizations to preserve current and future historic sites, buildings, and archeological sites that exist now or may be discovered at a later date, in the Tillamook Area. Future discovery or determination of historical sites and/or archeological sites shall be listed as inclusions to this plan.

Goal for Air and Water Quality

“To maintain and improve the quality of air, water and land resources.”

Objective for Air and Water Quality: To insure the continued quality of air, water and land resources within the City.

Policies for Air and Water Quality

Policy C-34: All future development will be compatible with the air quality maintenance plan of the Department of Environmental Quality. Further, noise pollution shall be monitored through D.E.Q. and the City shall assist the State in remedies to pollution problems that develop. Through all land use planning and development stages, the City shall coordinate their actions with State and Federal environmental statutes, programs and policies. The City shall also assist and coordinate, as necessary, with current planning activities.

Policy C-35: All waste and process discharges from future development will not violate applicable state or federal environmental quality statutes, rules and standards.

Policy C-36: The City shall encourage elimination of faulty septic tanks within the Urban Growth Boundary areas. The Urban Service Area Policies and Implementing Guidelines shall address the implementation of this goal. (Appendix H)

Policy C-37: The water resources of the City of Tillamook shall be protected in part by guiding future development in a manner that will not impact or alter the significant wetlands and riparian corridors within the City of Tillamook Urban Growth Boundary (UGB).

Policy C-38: All development and activities in the City of Tillamook shall comply with the state and federal air and water quality and noise-control rules, regulations, and standards.

Goals for Natural Disasters and Hazards and Flood Mitigation

“To protect life and property from natural disasters and hazards.”

“Preserve Natural Areas Related to Flooding.”

“Coordinate and Enhance Emergency Services.”

“Improve Structural Projects.”

“Enhance and Promote Public Education.”

“Improve and Promote Partnerships, Coordination, and Implementation.”

Objective for Natural Disasters and Hazards and Flood Mitigation: To maintain damage or loss of life and property caused by natural hazards in the Tillamook area by carefully managing development and redevelopment in areas subject to natural hazards.

Policies for Natural Disasters and Hazards and Flood Mitigation

Policy C-39: Development may take place within areas of natural hazards only if appropriate safeguards are provided to protect the property in question as well as adjacent properties, from damage. A developer shall assume the burden of proof that a development project is appropriate in this regard.

Policy C-40: In all areas of flood hazard the requirements of the National Flood Insurance Program will be adhered to.

Policy C-41: Flood plain and Floodway overlay zoning for all hazard areas will be applied by the City in terms of the Flood Hazard Overlay (FHO District) in the City Zoning Ordinance; building permits will be reviewed to insure that necessary requirements of structures are met. The purpose shall be to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas. The legislature of the State of Oregon has in ORS Chapter 227 delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry.

Policy C-42: Natural hazards that could result from new developments, such as runoff from new buildings, paving projects and/or soil slippage due to weak foundation soils, that has the potential to have adverse impacts and a cumulative effect on property owners downstream, will be considered and evaluated. Measures that prevent or minimize the extent of the natural hazard, adverse impacts and cumulative effects on property owners downstream shall be provided for. Such natural hazards, adverse impacts and cumulative effects on property owners downstream shall be considered in evaluating zone changes, conditional uses, site plans, variances, and in issuing building permits.

Policy C-43: All estuaries in Tillamook City shall be maintained so as to not restrict water flows. Tillamook City shall develop and help coordinate a plan to clean and maintain all estuaries in the Tillamook area with Tillamook County, the Port of Tillamook Bay, the Port of Bay City, and any other affected agencies. These activities shall be centered around the task of minimizing flood conditions for areas adjacent to the estuarine areas.

Policy C-44: All water bodies within the City of Tillamook shall be maintained free and clear of all obstructions by the appropriate landowner with coordination between the property owner and DSL, ACE, and ODFW.

Policy C-45: The city will discourage residential, commercial and industrial development in the identified floodway.

Policy C-46: Any new development within the floodplains shall be designed to avoid damage from flooding and to minimize the damage potential to other developments or properties.

Policy C-47: The city will promote increased public awareness of flood hazards and how to deal with them.

Policy C-48: The City shall enforce the Flood Hazard Development Ordinance (Ordinance No. 971), and the Flood Hazard Overlay District as listed in Ordinance #979, and promote flood control measures that help minimize flood hazards and are environmentally sound.

Policy C-49: The city will cooperate with the Tillamook County Office of Emergency Management Office and other agencies working to protect life and property from natural disasters and hazards.

Policy C-50: The city will promote flood control measures that help minimize flood hazards and are environmentally sound and encourage the continued practice of feasibility studies conducted by the County Sanitarians on proposed sites for septic system installation outside the City Limits but inside the Urban Growth Area where city services are not available.

Objectives and Policies

Objective No. 1 for Public Facilities and Services: Provide efficient, reliable public facilities and services adequate to maintain the health, safety and welfare of Tillamook's citizens, and meet the needs of residential, commercial and industrial land uses throughout the City.

Policies for Objective No. 1 for Public Facilities and Services

General Policies

Policy D-1: The City shall control costs of public facilities and services by maintaining a compact community free of sprawl or leapfrog development.

Policy D-2: The City shall limit the extension of sanitary sewers and municipal water to areas inside the city limits of Tillamook, except for the extension of urban services to the south to the Port of Tillamook Bay and to the north to the County Creamery in accord with Tillamook County's Goal 11 and 14 exceptions contained in County OA-02-12B that permit urban services at the Port and the Creamery. Any other provisions of urban

services shall occur beyond the Urban Growth Boundary only after a determination by affected agencies that a "danger to public health exists " as defined by Oregon Revised Statutes Chapter 431.705 (5) or a moratorium to construct new and repair existing septic systems has been declared by the Department of Environmental Quality as mandated by Oregon Revised Statutes, Chapter 454.685.

Policy D-3: The City shall coordinate the provision of public facilities and services: Do not extend one service into a new area unless provision has been made for timely extension of the other services necessary to serve development in that area.

Policy D-4: The City shall ensure that new residential, commercial, and industrial development pays the full costs of whatever public facilities and services are installed for or extended to the new development.

Policy D-5: All City services shall be provided and maintained to City standards and shall remain under the supervision of the City, unless some other arrangement acceptable to the City has been made for the supervision and maintenance of these services.

Policy D-6: The City and the County shall coordinate the preparation and maintenance of utility extension plans. These plans shall provide a basis for the extension of services within the Urban Area as mandated by Oregon Revised Statutes, Chapter 195.065.

Policy D-7: Adequate public facilities and services should be provided, as economically as possible, in order to sustain and maintain a well-ordered community life, enhance the health, safety, educational, and recreational aspects of urban living.

Policy D-8: Existing facilities and services should be upgraded to service the residential and economic needs of the area. This must be done in an orderly manner in conjunction with planning and citizen involvement processes as provided by this plan.

Water Policies

Policy D-9: The City shall find and develop additional sources of water for Tillamook's community water system to meet future demand for water, and increase water storage capacity and encourage upgrading of water facilities and water quality to ensure compliance with appropriate Federal and State Guidelines.

Policy D-10: Detailed plans for increased uses of water will take into consideration the effect on reduced stream flow and aquatic life.

Policy D-11: A regional water system should be considered which would reach from the Bay City system, to the most southern water system now being served by the City. Should a regional water authority be formed, Tillamook City shall retain title of City land, buildings and equipment assets and lease them as necessary. If an authority is formed, the City shall also adopt certain relationship controls between District and City in

order to adequately serve users within its boundaries. Such controls may include Council authorization of main extensions within the City and review of user rate schedules.

Policy D-12: Prior to implementation of a regional district, Tillamook City shall consider it acceptable if mergers or consolidations take place with Water Districts and the City, provided that the City retains its chartered name and function.

Policy D-13: The City of Tillamook Urban Growth Boundary contains a large percentage of land currently served by various water districts. At the present time, the City Charter grants exclusive water service rights to the City of Tillamook. In the light of equitableness, maintenance and administration considerations in delivery of water to users, the governing body of the City feels that it is in the City's best interest to not have water served within its boundaries from more than one agency. Prior to annexation of land within any water district the City shall hold a public hearing specifically on the issue of annexing a water district, or part thereof, and shall pass a resolution addressing:

- a) The expected user revenues and assets of the District being absorbed and forms of compensation thereof to the District for loss of such assets.
- b) The right of the District to maintain its service to the remainder of the District, including authority to cross City boundaries with its mains.
- c) The reason why consolidation or merger with the City Water Department is unacceptable or unfeasible to both parties.

Sanitary Sewer Policies

Policy D-14: The City shall develop a capital improvements program (CIP) to implement this plan's strategies for public facilities and services and to ensure cost-effective provision of city services. There is a high priority for reconstruction and maintenance of deteriorating sanitary sewer lines and extending the lines eastward.

Policy D-15: Adequate manpower and services shall be maintained to give continued assurance that current NPDES (National Pollutant Discharge Elimination System) standards are met and that the ecological concerns are protected. Tillamook City shall monitor and charge on a quarterly basis the increasing loads on the sewer treatment plant as seen through future development. The City is committed to upgrade and expand the sewer collection and treatment facilities as needed to accommodate expected growth within the Urban Growth Boundary.

Policy D-16: Adequate public services and facilities should be provided, as economically as possible, in order to sustain and maintain a well-ordered community life, enhance the health, safety, educational and recreational aspects of urban living.

Policy D-17: Existing services and facilities should be upgraded to service the residential and economic needs of the area. This must be done in an orderly manner in conjunction with planning and citizen involvement processes as provided by this plan.

Policy D-18: The governing body shall allow connection to the City's sewer collection system only after annexation. Exception to this will be only on a case-by-case basis or when it is determined in the best interest of the City to contract the service following receipt of a consent to annex form from the affected property owner or it is the extension of urban services to the Port of Tillamook Bay or the Creamery in accord with Tillamook County's Goal 11 and 14 exceptions contained in County OA-02-12B that permit urban services at the Port. Should sewer become available and within 200 feet of the connection point of any development within the City, hook-up to that line shall be mandatory. Should a financial burden, unforeseen hardship, or the configuration of certain property make such connection costly and difficult, the City Council may address alternative solutions on a case-by-case basis. Mention should be made that the Tillamook Care Center has received previous Council authorization to hook-up to the Sewer system when the Center feels it necessary and at their expense.

Policy D-19: Sanitary sewer services shall be provided following annexation. Sewer main extensions shall be accomplished in a logical **manner**, taking into consideration the following factors:

- a) Housing and economic needs concerning property which requires sewer service.
- b) Serving properties nearest to City limits first, taking into consideration geographic limitations and the availability of other public facilities.
- c) A method of financing through an equitable manner those benefited properties.

Policy D-20: Septic systems are allowable within the Urban Growth Boundary Area.

Storm Sewer Policies

Policy D-21: The City shall cooperate with the County in addressing the problems of inadequate tide gates for drainage into the Trask River.

Policy D-22: The City shall continue to provide a public works program to keep catch basins and storm drain lines open. New developments, including improvement of substandard streets through a Local Improvement District are required to accommodate storm drainage. Consideration shall be taken of the plan implemented through Policy No. 35 as it relates to drainage in the Highway North 101 area.

Solid Waste Policies

Policy D-23: The City shall strengthen city ordinances that regulate the appearance of buildings and yards and solid waste accumulation, and seek the cooperation of Tillamook County regarding unsightly areas within and adjacent to the city limits.

Policy D-24: The City shall strengthen city ordinances that deal with garbage collection and curbside recycling and will continue to rely on solid waste collection within the Urban Growth Boundary to be handled by a private contractor with a franchise.

Policy D-25: The City shall strengthen city ordinances that deal with garbage disposal and will rely on the solid waste disposal needs being accommodated through implementation of the County's solid waste program, and as required by the Department of Environmental Quality.

Transportation Policies:

Policy D-26: Tillamook shall take full advantage of its present investment in street improvements and also take actions to insure future developments are in the best interest of the local residents, which includes facilitating the flow of goods and services for the local economy.

Policy D-27: The City should pursue funds from the State for implementing transportation programs. Emphasis shall be placed on programs which minimize adverse social, economic and environmental impacts and costs.

Policy D-28: Carpooling for work trips is encouraged.

Policy D-29: All new commercial developments and all new residential developments larger than a duplex shall be located on fully improved streets.

Policy D-30: The streets in new subdivisions will be designed to improve traffic circulation in nearby existing subdivisions.

Policy D-31: Street grids shall replace isolated cul-de-sacs and the broader roads that connect them.

Policy D-32: New subdivisions shall provide sidewalks and are encouraged to provide bike paths.

Policy D-33: A pedestrian/bikeway shall be encouraged in the following locations:

1. Along the drainage way on the east
2. Along the Trask River on the west
3. Adjacent to Third Street from the Southern Pacific Railroad tracks from the Trask River Road.

Policy D-34: Walking is encouraged by sidewalks with street trees, narrow roads that slow down traffic and most importantly, commercial and recreational areas are located a short walk from most residential areas. The City will encourage walking as a means of transportation by addressing the following:

- Connectivity. The City will work to develop a connected network of pedestrian facilities. Connected networks are important to provide continuity between communities and to improve safety.

- Safety. The City will work to provide a secure walking environment. For residents to use the pedestrian system, it must be perceived as safe.
- Design. The City can ensure pedestrian-oriented design by adopting policies and development standards that integrate pedestrian scale, facilities, access and circulation into the design of residential, commercial and industrial projects.

Policy D-35: Various state programs available for development of pedestrian and bike path systems will be pursued by the City. The Oregon Coast Bike Trail travels through Tillamook. The City shall coordinate with the Highway Department on the particular needs of bikers using that trail.

Policy D-36: The City recognizes the important of transportation systems in the City and encourages the continuation and, where appropriate, the expansion of the following networks in addition to streets and pedestrian/bikeway systems.

Railroads:	Port of Tillamook Bay
Barge:	At Garibaldi, 9 miles north
Motor Carriers:	One common carrier
Air:	Tillamook Municipal Airport
Intercity bus:	TCTD,
Local bus:	TCTD, Senior Citizen's Group
Taxi:	Tillamook Taxi (private company)

Policy D-37: Development and maintenance of public transportation is encouraged. A bus system such as TCTD should be maintained for all age groups. The City shall pay particular attention to the transportation disadvantaged when developing alternatives to meet growing transportation needs.

Policy D-38: The City TSP shall be included in the City's Comprehensive Plan as Appendix XXI. The City Transportation Refinement Plan shall be included in the City Comprehensive Plan as Appendix XXII.

Policy D-39: The City of Tillamook shall protect the function of existing and planned roadways, railways, waterways and airways as identified in the TSP.

Policy D-40: The City of Tillamook shall include a consideration of land use impacts on existing or planned transportation facilities in all land use decisions.

Policy D-41: The City shall identify and support the transportation goals, objectives and implementing strategies listed in the City TSP.

Goal, Objectives, Policies, and Implementing Procedures for Recreation

Objective for Recreation: To encourage the growth of and maximization of the use of all recreational activities provided in the parks, recreational facilities and open space, within the Tillamook UGB.

School Policies

Policy D-42: The City will coordinate with School District #9 in implementing its plan for school facilities, and foster improved educational facilities.

Policy D-43: The City will become a community that supports education and will develop community connections/promote community service interaction and involvement in schools through coordination with the School District.

Policy D-44: The City shall enhance the living environment of the community for and through education, encouraging an educational understanding and appreciation of the natural environment, and provide an environment for innovation and intellectual pursuits.

Policy D-45: The City will foster a collaborative effort in the educational community, and foster life-long learning to acquire knowledge and life-skills to effectively participate in the workforce, community and society at large through all the levels of education.

Policy D-46: The City shall make the community a living classroom by encouraging school-to-work opportunities for our students, and provide leadership in the economic, cultural and intellectual evolution of our community through education.

Policy D-47: The City shall ensure that school facility planning is incorporated in land use planning in coordination with the School District.

Policy D-48: The City shall foster educational and cultural diversity, focusing on statewide educational goals, knowledge and information to shape a changing society, and educating people for anticipated jobs.

Policy D-49: The City will encourage activity-involved schools, and special events, which include school, church and cultural programs.

Policies for Recreation

Policy D-50: The City shall conserve open space and protect natural and scenic resources for recreational facilities. Efforts must be taken to maintain and preserve the existing and future environment in and around the community.

Policy D-51: Recreational facilities shall be provided to serve both the Tillamook Community and those who visit the area. Existing parks should be upgraded and development of neighborhood parks is encouraged.

Policy D-52: The City shall encourage the promotion of the Tillamook June Dairy Parade and Rodeo, the County Fair and other annual events.

Policy D-53: The park areas (101 South City Gateway, Carnahan Park, Dean Memorial Wayside Park, Lillian Goodspeed Park, Hoquarton Slough Interpretive Park, Sue H. Elmore Park, Ninth Street Park, Periscope Wayside Park, Veteran's Peace Park and the Heritage Area) shall be developed to accommodate the growing need for recreational areas in natural settings, and shall be identified on the Comprehensive Plan Map.

Policy D-54: The City shall continue to monitor the long-term recreational needs of the people of Tillamook and the need to maximize use of all public recreational facilities.

Policy D-55: Use of the Oregon Coast bicycling trail as shown on the Transportation System Plan Pedestrian Bicycle Map is encouraged.

Policy D-56: The Oregon Coast hiking trail, which terminates at Barview, is recognized as a regional recreational facility. Its extension southward is encouraged by the City.

Policy D-57: The City shall continue to explore the feasibility of waterfront parks along Hoquarton Slough, the abandoned railroad right-of-way and extending the park trail south to the Carlich House.

Policy D-58: Tillamook City shall cooperate with appropriate agencies in maintaining its recreational vitality.

Policy D-59: Inventory data of all recreation areas within the City limits and Urban Growth Boundary shall be reviewed and where necessary supplemented. This recreation inventory shall provide the basis for a City recreation plan, which will detail the recreation needs and desires of residents, and the design of each park.

Policy D-60: The City of Tillamook Park and Recreation Master Plan shall be coordinated with the Tillamook County Plan to provide overall analysis and coordinated effort for recreation facilities within the U.G.B.

Policy D-61: The City shall develop and maintain a Park and Recreation Master Plan in the City that will describe the maintenance and use of each of the parks and properties in the City designated as open space.

Land Use

Objective No. 1 for Land Use: To have a compact, efficient urban development pattern and to preserve good agricultural lands for agricultural uses.

Implementing Policies for Objective No. 1 for Land Use

Policy E-1: Services within the boundary will be phased as much as possible so that utility lines and transportation networks are extended compactly and efficiently.

Policy E-2: The City shall seek and preserve use compatibility objectives which recognize livability as the highest goal and the Planning Commission and City Council will use the characteristics listed in the Criteria for Land Use Decisions as a guide for making decisions about zoning and land use.

Policy E-3: The Urban Growth Boundary (U.G.B.) is established in order to preserve prime agricultural land as much as possible. Any future conversions of rural agricultural land to urbanizable land shall be based upon the five factors as listed in State Goal 3, Agricultural Lands.

Policy E-4: Urban services will not be extended to land outside the Urban Growth Boundary.

Objective No. 2 for Land Use: To provide for an orderly and efficient transition from rural to urban land use. An Urban Growth Boundary shall be established to identify and separate urbanizable land from rural land.

Implementing Policies for Objective No. 2 for Land Use

Policy E-5: The City will not annex or service land outside the designated Urban Growth Boundary. Urban level development and urban level services shall be limited to land within the Urban Growth Boundary (UGB).

Policy E-6: The City will establish agreements with the County to enforce development patterns desired by the city within the Urban Growth Boundary.

Policy E-7: Other elements of the plan and land use ordinances, such as the zoning and floodplain ordinances, will be consistent with the Urban Growth Boundary [and with the policies of this plan].

Policy E-8: The Urban Growth Boundary (U.G.B.) will be reviewed every twenty (20) years, as part of the City's Periodic Review, and revised if necessary according to the following guidelines:

- a. There shall be a demonstrated need for additional area due to economic or population growth or scarcity of available land.
- b. There shall be no unnecessary developments on agricultural land.
- c. If additional land is required, land shall be chosen that can be efficiently provided with all public services and facilities, including transportation routes.

Policy E-9: Urban level development will be limited to land within the Urban Growth Boundary.

Objective No. 3 for Land Use: To provide sufficient land for development to meet future needs and to preserve open space lands as much as possible.

Implementing Policies for Objective No. 3 for Land Use

Policy E-10: Land uses and densities shall be guided by the Land Use Plan so that the length of auto trip is minimized, and enforced through the Zoning Ordinance, as is stated and described further in the Regulatory Controls. Medium density living areas shall be located, when possible, near thoroughfares leading to shopping/service areas. Higher density, mixed uses, and pedestrian-oriented design should be focused in the Town Center area. Highway commercial areas shall accommodate those land uses which would primarily deal with the tourist and traveling public. Downtown shopping shall be designated for convenient shopper parking and then walking to a variety of shopping areas. These guidelines will in turn allow for lower fuel and energy consumption.

Policy E-11: The following is a list of each of the purposes for each of the zone districts:

Open Space (O District): To maintain, preserve, conserve and otherwise continue in existence desirable and appropriate uses of open space lands in the more undeveloped sections of the City in order to assure continued public health by counteracting pollutants and to assure the use and enjoyment of natural resources and scenic beauty for the economic and social well-being of the city and its citizens.

Single-Family Residential (R-7.5 District): To encourage, accommodate, maintain and protect a suitable environment for family living. The R-7.5 District is intended to provide for single-family residential homes at urban standards in areas with community services.

Single-Family and Duplex Residential (R-5.0 District): To encourage, accommodate, maintain and protect a suitable environment for family living at urban standards and an increased density in areas with community services.

Multiple Use Residential (R-0 District): To provide for high density multiple family developments in locations close to shopping and services, transportation or public open space, and in appropriate locations to provide a transitional use area between residential areas and other less restrictive districts. The allowance of small-scale commercial services and retail is intended to encourage compatible mixed use development that is transportation-efficient, and enhances the function of this district.

Neighborhood Commercial (C-N District): To provide for the location of small businesses and services in residential sections of the City for the convenience of nearby residents; also to recognize existing uses of this type within the City. New C-N districts have a maximum area of 40,000 square feet of contiguous land. The businesses are intended to fit into the residential pattern of development and not create either land use, architectural or traffic conflicts. The above site sizes for new C-N districts and the following regulations are intended to protect the residential environment. Neighborhood Commercial development shall be limited in size and designed so they do not conflict with nearby and surrounding residential uses. Grocery stores, Barbershops, beauty shops and dry cleaning stores are the type of uses permitted in Neighborhood Commercial developments.

Highway Commercial (C-H District): To provide for those commercial uses which are appropriate to major thoroughfare or highway locations, and are dependent upon thoroughfare travel, and for those establishments that require large land areas. The types of uses appropriate in the highway commercial area include: Motels, restaurants, auto sales and repair, commercial recreation, service stations and retail establishments that require large land areas. This latter retail category include establishments selling garden supplies, nurseries, home furnishings and retail lumber.

Central Commercial (C-C District): To serve as the central trading area for the City and surrounding urbanized areas.

Light Industrial (I-L District): To provide for those heavier commercial and light industrial uses located in existing built-up areas of the City.

General Industrial (I-G District): To provide for the establishment of light and heavier industrial uses essential to the development of a balanced economic base in an industrial environment with a minimum conflict between industrial uses and residential and light commercial uses.

Public and Semi-Public (P & S-P District): To recognize areas for those uses which generate large public gatherings

Policy E-12: The following is a list of each of the purposes for each of the overlay zone districts:

Town Center (TC District): To create a pedestrian-oriented, mixed-use downtown core and preserve and enhance the historic buildings and character of the Town Center;

Flood Hazard Overlay (FHO): To promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed:

- 1) To protect human life and health;
- 2) To minimize expenditure of public money and costly flood control projects;
- 3) To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- 4) To minimize prolonged business interruptions;
- 5) To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets, and bridges located in areas of special flood hazard;
- 6) To help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas;
- 7) To ensure that potential buyers are notified that property is in an area of special flood hazard; and,
- 8) To ensure that those who occupy the areas of special flood hazard assume responsibility for their actions;

Airport Overlay (AO): To prevent the establishment of air space obstructions in airport approaches and surrounding areas through height restrictions and other land use controls as deemed essential to protect the health, safety and welfare of the people of the City of Tillamook and Tillamook County.

Hazard Overlay (HO): To avoid development hazards in the areas of the City and the urban growth boundary which have been mapped as inundation zones (limit construction of new essential facilities and special occupancy structures as defined in ORS 455.447 in tsunami inundation zones). The following special regulations apply to all properties

which lie wholly or partially within one or more of these areas (refer to Tsunami Hazard Map of Tillamook Quadrangle.).

Water Resources Protection Overlay District: To implement the Significant Wetland and Riparian Corridor Resource policies of the City of Tillamook Comprehensive Plan and to guide development and conservation of significant wetlands, streams and riparian corridors identified in the City of Tillamook Significant Riparian/Wetlands Inventory. This section allows use of property while establishing clear and objective standards to protect and restore water bodies and their associated riparian areas, thereby protecting and restoring the hydrologic, ecological and land conservation functions these areas provide. Specifically, this ordinance is intended to protect habitat for fish and other aquatic life, protect habitat for wildlife, protect water quality for human uses and for aquatic life, control erosion and limit sedimentation, limit development in significant riparian corridors, and reduce the effects of flooding. This ordinance attempts to meet these goals by excluding structures from areas adjacent to fish bearing lakes and streams, and their associated wetlands, and by restricting vegetation removal or other alterations in those areas.

Policy E-13: Retail uses are encouraged to remain in the downtown area to maintain its vitality. Infill and redevelopment should be accommodated in the Town Center area. The classes and types of businesses and/or services permitted in the Town Center shall include: upper floor residential, housing for the elderly or disabled, upper floor clubs or lodges, cultural facilities, day care, governmental offices, libraries, parks, plazas, open space, postal services, hotels, office uses, retail services, restaurants, museums, theaters, galleries or studios for dance, art, and photography, personal services including but not limited to medical or dental clinics, small animal veterinary clinics, or pharmacy. Infill and redevelopment shall keep with the original architectural character, scale, mass and materials.

Policy E-14: Ample buffers shall be maintained between industrial areas and activities and residential areas

Policy E-15: Any proposed public or semi-public use on a specified site in a residential, commercial, industrial or public area requires review through the conditional use procedures of the Zoning Ordinance. Institutions that should be located in a residential area should be situated so the impacts of their surroundings are minimized.

The exception to this policy shall be the Tillamook County Fairgrounds. This property contains multi-use facilities such as:

Exhibit Halls and pavilions, indoor tennis courts, track and grandstands, areas for outside amusement activities, parking lots, buildings for assorted storage uses, buildings for the housing of animals, buildings for various meetings, social gatherings and community activities, public shops, and other public buildings.

This policy recognizes that these uses and activities have existed for a long period of time and are unique and complementary to the Tillamook Community. This Plan acknowledges that fairground existing public uses may continue and be expanded upon subject to the conditional use requirements of the City Zoning Ordinance.

Plans for expansion, improvement and relocation of public buildings shall include consideration of the magnitude of the population increase and the geographic direction of growth. Consideration shall also be given to consolidation of administration facilities for convenience and economy of operation. If relocation of the City Hall complex is considered, priority shall be given to locating facilities close to the fire station site.

Policy E-16: A study shall be done on the availability and developability of land currently being used for Fairground purposes.

Policy E-17: Within the Urban Growth Boundary, acreage shall be allocated for mini park and recreational areas, neighborhood park and recreational areas, community park and recreational areas, special use areas, and natural areas based on a standard of 0.1 acre per hundred (100) people for mini and neighborhood park and recreational areas and special use park areas, and 0.62 acres per hundred (100) people for community park and recreational areas, and natural areas.

Policy E-18: Parks of all sizes shall be provided and maintained in the existing developed areas. These parks shall be known as: Carnahan Park, Coatesville Ninth Street Park, Dean Memorial Wayside Park, The Heritage Area, Hoquarton Interpretive Park, Lillian Goodspeed Park, Periscope Wayside Park, Sander's Foundry Park, Sue H. Elmore Park, Veteran's and Children's Rotary Pioneer Peace Park, and W.E. Power Park. The location of these parks and future parks shall be shown on the Comprehensive Plan Map and Parks and Recreation Plan Map. Community involvement is strongly encouraged for the development of such parks.

Policy E-19: Increased use of existing recreational facilities at the schools is encouraged.

Policy E-20: Maximum use of all public recreational facilities is encouraged.

Policy E-21: A large park of 14 acres serving the needs of Tillamook residents and others shall be developed in the wooded area to the south part of the Fairgrounds.

Policy E-22: The large marine park developed on the Trask River immediately south of the City Sewer Plant Facility, known as Carnahan Park shall be extended southward in the area zoned as Open Space. The park shall provide various recreational facilities, and shall include enhanced wetlands and open space.

Policy E-23: Future parks are encouraged to occupy other areas of land designated as open space within the City of Tillamook, such as the area at the confluence of the Hoquarton and Dougherty Sloughs, as shown on the Comprehensive Plan Map.

Policy E-24: Approximately 80 acres of land is available for community parks and development in the Urban Growth Boundary. This land is along the Trask River in the southwest part of the City and along and near Hoquarton Slough north of First Street. Acquisition is encouraged on this park/open space land. The City shall study the development of said property for various purposes, and estuary guidelines shall apply in all cases of development.

Policy E-25: The Plan shall allocate acreage for open space.

Objective No. 4 for Land Use: To guide community development in such a way as to maximize the conservation of energy.

Implementing Policies for Objective No. 4 for Land Use

Policy E-26: Land designated for new development or redevelopment is allocated as shown in Table G. The proposed land use map is hereby adopted and made part of the general plan.

Policy E-27: Land uses developed on the land will be managed and controlled so as to maximize the conservation of all forms of energy, based on sound economic principles.

Policy E-28: The City shall review and implement various plans for ways this community can conserve energy. Informative literature and programs shall be developed to aid various identified energy conservation needs. As a municipality, Tillamook City shall take a lead role in recognizing the imminent need for energy conservation. Analysis of heating and fleet fuel consumption costs and electricity consumption shall be made and innovative programs implemented to conserve and reduce consumption. This analysis is to be completed within one year from Plan acknowledgment. With reference to local resources such as wind, solar, forest and farm wastes, the City shall consider viable renewable energy programs that might lead to energy conservation.

Goal, Objectives, Policies, and Implementing Procedures for Economic Development

Goal for Economic Development

To diversify and improve the economy.

Objective No. 1 for Economic Development: To improve the economic vitality of the Tillamook area, and Revitalize the Tillamook City Downtown.

Policies for Objective No. 1 for Economic Development

Policy E-29: The City will promote a revitalized City Center that serves as a Gateway to Commerce supporting residents and tourists in a viable economic and cultural manner.

Implementing Procedures for Policy E-29

- Develop a marketing program to promote tourism and to advertise Tillamook’s historical significance.
- Develop a marketing program to make businesses aware of Tillamook’s potential for economic development.

Policy E-30: The Town Center Plan shall include design review standards and criteria and be a commercial overlay district in the City Zoning Ordinance #979. The Plan may compliment early efforts and provide continuity of purpose in terms of color schemes, architectural and design elements and public open space.

Implementing Procedures for Policy E-30

- The City shall develop and preserve the City Center to retain a small, friendly, relaxed and welcoming environment, and maintain a small town center atmosphere.

Policy E-31: The City shall explore the desirability and feasibility to providing in the core area, public restrooms, covered walkways and sidewalk amenities, such as trees/shrubs, benches and a public fountain.

Policy E-32: Programs to enhance the Central Business District, such as improving the outward appearance of the existing structures and an overall downtown development plan are desirable to help maintain the economic viability of this area. A special emphasis should be placed on the Town Center development and traffic and parking patterns and problems in the CBD.

Implementing Procedures for Policy E-32

- The Downtown Master Plan for the built environment will include a staging plan for restoring key structures and a remodeling plan for upgrading structures by defined development standards.
- The Downtown Development Plan will include the creation of restoration and remodeling standards to guide a staging plan.
- The Downtown Development Plan for the built environment will include the development of an era design program to provide guidance during the restorative and remodeling effort.
- Institute a design review committee in Tillamook City. The Design Review Committee shall be determined by the downtown stakeholders.
- There shall be design consistency (standards) in design review of the Commercial District.
- Develop an incentive program for meeting standards (Tillamook City Economic Development Loan Fund).

Policy E-33: Parking in the downtown area is essential. Surface lots shall be focused internally and designed to reinforce a pedestrian oriented streetscape. Perimeter landscape screening will be required for surface parking lots.

Policy E-34: New development and conversions in the central commercial district are encouraged and may be required to provide off-street parking. Generally, elimination of off-street parking requirements shall not take place unless adequate uncommitted parking spaces exist within one block walking distance, or when established off-hour shared arrangements allow double use of available spaces.

Policy E-35: The City shall continue to monitor new commercial development to assure that available parking spaces equal customer demand. The City shall encourage private investors to fund needed parking (by L.I.D., revenue bonds, etc.).

Policy E-36: Expansion of the Central Business District (CBD) shall be monitored to identify when it is needed. 20 additional acres, located generally west, south and east of the existing downtown, shall be designated downtown commercial. Of these 20 acres, conversion from non-commercial to commercial uses is encouraged for 14 acres.

Policy E-37: The City shall monitor increased growth and projected future growth of Highway Commercial uses and the need for expansion. Specified Highway Commercial areas at the northern, southern and eastern borders of the City, would provide economic opportunities of:

- a. Increased employment sources, investment and tax revenues of existing and new business activities.
- b. Eliminate the problems of conflicting uses by providing adequate space for highway related uses not suitable for location in other areas of the City.
- c. Maintaining and increasing tourist trade revenues.
- d. Providing a social focal point such as a highway rest/wayside in conjunction with Chamber of Commerce informational activities.
- e. Providing additional land area for location and expansion of new and existing businesses.
- f. Centralized Highway Commercial uses to maximize energy conservation techniques and minimize travel time.
- g. Provide for possible location of a Convention Center complex.

Policy E-38: The classes and types of businesses and/or services that require large land areas are to be encouraged to locate in the Highway Commercial area, and shall include motels, restaurants, auto sales and repair, commercial recreation, service stations, garden/farm supply stores, nurseries, home furnishings, retail lumber, and other retail and wholesale establishments.

Policy E-39: Tillamook City must have a distinctive identity heralded by its well-recognized four Gateways, and shall provide "City Gateways" at the four (4) major street

entrances to the City of Tillamook: Trask River Bridge, Wilson River Bridge, Port of Tillamook Bay RR Bridge on Highway 6, South Highway 101 Divider Island at Main & Pacific, and enhance the Gateways image by distinctive signage, lighting & landscaping. Each "Gateway" and City entrance shall include current City population. The City additionally shall develop and include appropriate commerce signage for each Gateway that identifies the Downtown Commercial District.

Policy E-40: The City shall encourage the development of a tourist wayside-rest area along Highway 101 North and Highway 6, and shall coordinate with Tillamook City service clubs to acquire and develop such facilities.

Objective No. 2 for Economic Development: To create more and better jobs in Tillamook, to raise per capita income, and to have the resulting wealth be retained and reinvested in the community so as to create a better quality of life for all.

Policies for Objective No. 2 for Economic Development

Policy E-41: The City will encourage a downtown development plan with implementation strategy to guide the creation of a viable business organization, a restructured economic market mix of commerce in the City Center and a design initiative which refreshes and underscores the pedestrian-friendly, livable aspects of the City Center.

Implementing Procedures for Policy E-41

- Work with civic and business leaders to create a redevelopment master plan for Tillamook's central commercial district and Town Center to make the downtown more attractive to shoppers and businesses. This master plan should address matters such as street furniture, street trees, lighting, pedestrian circulation, parking, public art, refurbishing of storefronts, and restoration of older buildings. The Town Center Plan, shows how the downtown could look if such a plan were developed and implemented.
- The Downtown (Central Commercial Core) business mix should effectively support residential markets first and tourism markets second and be the backbone of a business and service center for the City and the area.

Policy E-42: The Community and the government shall encourage the retention of the downtown business district as the primary shopping, service and financial center for the City of Tillamook area.

Implementing Procedures for Policy E-42

- Support the downtown revitalization effort.

Policy E-43: The City shall investigate municipal means as well as encourage downtown business attempts, to form improvement districts or other financial means of enhancing the vitality of the central commercial area. Such attempts shall not be limited to parking

improvements, but shall also focus on use of second story buildings, attractive shops and public attraction areas and the providing of adequate downtown" apartment housing.

Implementing Procedures for Policy E-43

- Downtown stakeholders shall strive to build a better revitalization network. Stakeholders include, but are not limited to: the Resident Shopper, the Resident Non-Shopper, City Service Organizations, Tillamook Chamber of Commerce, Tillamook City Council, Tillamook City Administration, Tillamook County Commissioners, Tillamook County Administration, Tillamook Downtown Association, utility providers, and others.
- Blend and coordinate stakeholders who are involved with the Downtown's future to include, but not be limited to: the Resident Shopper, the Resident Non-Shopper, City Service Organizations, Tillamook Chamber of Commerce, Tillamook City Council, Tillamook City Administration, Tillamook County Commissioners, Tillamook County Administration, Tillamook Downtown Association, utility providers, and others.
- Promote partnerships between civic local and business groups and local government that will enhance a welcoming environment and a more visual pleasing downtown through a recognition / reward program and nuisance ordinances.
- The City of Tillamook is to provide leadership and coordination in developing public use, focal-point areas within the City Center.

Policy E-44: The leadership focusing on the downtown development will place ongoing emphasis on restoration and remodeling where appropriate.

Implementing Procedures for Policy E-44

- Foster a climate, which promotes a physically safe environment that is pedestrian-friendly.
- The City government and utility providers shall actively support and participate in the creation of a viable business mix and a pedestrian-friendly and livable City Center (to include underground power lines).
- The City government shall encourage economic diversity through business recruitment that is specific and value-driven by quality and service.

Policy E-45: The City shall recognize and preserve community heritage. Historic buildings and other features shall be preserved and renovated, and a touring program to visit sites of community heritage shall be pursued.

Implementing Procedures for Policy E-45

- Develop and conduct a touring program to visit sites of community heritage.
- Identify and inventory the community heritage sites.
- Identify and preserve, with legal language, the City's historic buildings.

Policy E-46: The City shall support an active Economic Development Advisory Committee and shall work with that committee, the Port of Tillamook Bay, the County and Chamber of Commerce to:

- interest tourists in year round visits to Tillamook;
- use existing timber resources in local wood products manufacturing;
- increase local marine food processing;
- attract appropriate manufacturing concerns to the Tillamook area;
- support public facilities including water, sewer and parking to handle the planned growth;
- monitor changes in employment, population, retail sales, etc., in order to bring information up to date and be able to make adequate choices as development alternatives become available;
- focus key civic uses in the Town Center Area.

Policy E-47: The City shall encourage effective business diversity to be in place.

Policy E-48: The City shall maintain an adequate supply of buildable commercial and industrial lands suitable for businesses and industries likely to locate in Tillamook.

Policy E-49: The City shall protect designated commercial and industrial lands from conflicting uses by applying appropriate zoning and land development ordinances.

Policy E-50: The City shall work to ensure that buildable commercial and industrial lands are market-ready, with access, infrastructure, and permit needs capable of being met at key sites within six months of receiving a proposal for development.

Policy E-51: Realizing the importance of industry to the economic stability of the community, it is desirable to encourage and aid in the improvement and well-located industrial development.

Implementing Procedures for E-51

- Existing industry is encouraged to expand in the Tillamook City area.
- Additional light and heavy industries are needed to help diversify and balance the fiscal effects of the Community's growth in the Tillamook City area.
- Suitable locations for heavy industry exist at the Port of Tillamook Bay industrial park and in several light industrial sites lying to the east and north in the Urban Growth Boundary area.
- New industry would provide increased employment source, investment and tax revenues in the Tillamook City area.

Policy E-52: The City shall promote and encourage greater use of Port of Tillamook Bay for industrial uses.

Policy E-53: The City shall participate in a countywide economic development program to recruit industry appropriate for the area.

Policy E-54: The City shall work with key state and federal agencies to promote local economic objectives and to seek financing for economic development programs and projects.

Policy E-55: The City shall work with Tillamook County to protect and support the agricultural lands that surround Tillamook for commercial agricultural production.

Implementing Procedures for E-55

- Encourage cultural events related to the rural, agricultural heritage and traditions of this community.

Policy E-56: The economic vitality of the Tillamook area should be encouraged by attracting new, diverse employers, and the City shall work closely with the County Economic Development Council in attracting new industry to the area and new commercial, residential and civic uses to the Town Center area.

Goal, Objectives, Policies, and Implementing Strategies for Housing

Goal for Housing:

"To provide for the housing needs of all citizens of the state."

Objective No.1 for Housing: To establish residential areas that are safe, convenient, healthful and attractive places to live.

Policies for Objective No.1 for Housing

Policy E-57: The City shall protect residential areas from encroachment of incompatible uses.

Policy E-58: The primary areas for new low-density residential development are east of the POTB Railroad Right-of-way.

Policy E-59: The primary areas for new multiple-use residential development are as follows:

East of the railroad tracks and,

- (a) In the 'vicinity of Evergreen Drive and Third Street,
- (b) In an area north of Fairview Road and east of Olson Road,
- (c) Between Evergreen Drive and Marolf Loop Road running along the south U.G.B. line north of Marolf Loop Road (12th Street).
- (d) In an area south of Brookfield Avenue, east of Marolf Loop Road,

(e) In the area on Third Street in the vicinity of the Tillamook County General Hospital,

(f) In the areas near parks and playgrounds, multi-residential development should be considered,

(g) In the residential areas surrounding the Downtown Commercial Zone, multi-residential development should be considered,

Objective No.2 for Housing: To plan for, provide and maintain an adequate supply of sound, affordable housing within the income level of the community, with a variety of dwelling types, such as single and multi-family dwellings, mobile homes, modular homes, in desirable locations, and a variety of densities, including compact residential development, adequate to insure meeting the housing need for a population increase within the City of Tillamook.

Policies for Objective No.2 for Housing

Policy E-60: The City encourages a wide range of housing types varying in size and price ranges so that all who desire to live in Tillamook will be accommodated, including adequate housing and care for special needs citizens.

Implementing Procedures for Policy E-60

- Provide special housing needs which may involve medical treatment.
- Inventory and redefine special-need housing for the next decade.

Policy E-61: The City shall support the efficient use of lands within the residential zones.

Policy E-62: Development on existing small lots (infill) is encouraged.

Implementing Procedures for Policies E-62 and 11-6

- Establish Land Use Zone to permit higher densities and smaller square foot ratios (smaller houses).
- Zone for compact development near parks and playgrounds.

Policy E-63: In low-density residential areas, developments on a mixture of 3,750, 5,000, and 7,500 square foot lots are encouraged. In the lowest density zone, an average minimum lot size of 7,500 feet is expected.

Policy E-64: In the lowest density zone, single new subdivision lot sizes may be as small as 3,750 square feet.

Policy E-65: Duplexes and single-family attached dwellings are permitted outright in low-density residential areas.

Policy E-66: Multi-family residential structures are permitted in medium density residential areas.

Policy E-67: The medium density residential designation shall include offices as a conditional use.

Policy E-68: Lot sizes smaller than 3,750 square feet are allowed in the medium density residential zone.

Policy E-69: Plan and zone a supply of vacant buildable land adequate to meet the community's needs for housing to 2030 as described in this chapter.

Policy E-70: Ensure that all ordinance standards and procedures for reviewing applications for permits for needed housing types are clear and objective.

Policy E-71: The City shall provide for and encourage development of apartments, duplexes, and other forms of multifamily housing in areas of the city planned and zoned for medium-density residential development.

Policy E-72: The City shall provide for and encourage development of manufactured home parks and manufactured homes on individual sites in areas planned and zoned for such residential development.

Policy E-73: The City shall provide for and maintain public facilities, services, and access necessary for residential development of vacant buildable land.

Policy E-74: The City shall ensure that all costs of providing public facilities and services to new residential development are borne by those who will build or buy the new dwellings.

Policy E-75: The City shall encourage development of new housing in areas where public facilities and services can be provided in the most cost-effective way.

Policy E-76: The City will implement quality elements of compact residential development.

Policy E-77: Garages are set back to the rear of residential lot or alley side of the property.

Policy E-78: The City encourages houses that occupy small lots clustered around public spaces such as parks or playgrounds. Innovative design and development techniques are also encouraged.

Policy E-79: Planned unit developments are encouraged to afford a degree of flexibility not permitted by traditional site planning.

Policy E-80: Flexibility in access and lot size and configuration is encouraged to allow full development potentials for land areas.

Policy E-81: New housing construction, especially multi-family, shall include outdoor landscaping and other amenities.

Policy E-82: Tillamook City shall regard the Citadel property area (east of Trask River Road), for future urban development in conjunction with eastward expansion of the City Limits. Adequate findings for goal compliance must be reviewed and accepted by the City prior to revision of the Urban Growth Boundary for the Citadel property.

Objective No.3 for Housing: To rehabilitate and improve existing sub-standard housing, including unimproved streets.

Policies for Objective No.2 for Housing

Policy E-83: Manufactured Homes are permitted to locate on individual lots in all zones that permit single-family housing (according to ORS 197.307).

Policy E-84: Programs for the maintenance, conservation and rehabilitation of existing residential areas and housing stock within the community are encouraged. The City shall support the Northwest Oregon Housing Authority in its work with low-income people.

Implementing Procedures for Policy E-84

- Promotes rehabilitation and weatherization programs to help preserve Tillamook's current housing stock.

Policy E-85: Tillamook encourages the use of the following programs in order to meet the needs of its citizens.

-Department of Housing and Urban Development

1. Subsidy to homeowners
2. Subsidy to renters
3. Rent supplement program
4. Housing rehabilitation and weatherization funds

-Farmers Home Administration

1. Homeowners and renters programs

Policy E-86: The City discourages the concentration of low-income housing in any one area of the city.

Policy E-87: The City allows for the conversion of older homes into apartments where larger homes can no longer be reasonably maintained as single-family residences.

Policy E-88: The City promotes energy-efficient housing.

Policy E-89: The City encourages redevelopment of the deteriorated properties adjacent to downtown for multifamily housing by changing the current plan and zoning map designations for that property from Low-Density Residential use to Medium-Density (R-0) Residential.

Implementing Procedures for Policy E-89

- Develop ordinance provisions to facilitate redevelopment in the residential zones immediately east and west of the downtown commercial zone.
- Create Compact Residential Development Overlay in a manner that provides for multiple housing types (square footages) available for different markets (e.g., low-income, special needs).

Policies for Revising the Plan

Policy F-1: The Comprehensive Plan shall be reviewed and any necessary **minor** revisions made at least every two years, after a report from the Planning Commission public statement is issued on whether any **minor** revisions are needed. The review will begin with re-examination of the base data, and problem areas and continue through the same basic phases as the initial preparation of the plan and implementation measures. A report from the Planning Commission for the minor revisions should include, at a minimum the following items:

- a. A general review of the factual base (Inventory);
- b. An evaluation of the effectiveness of plan policies and implementing measures in meeting community goals and objectives; and
- c. Recommended amendments, if any, to the Plan and/or implementing measures.

Following approval of the minor revisions, ordinances, the capital improvements program, and other plan implementation measures will be revised to support changes in the Plan.

Policy F-2: Major revision to the Comprehensive Plan, resulting in widespread and significant impact beyond an immediate local area, isolated property and minor changes to the Comprehensive Plan, may be made at any time. Such revisions may be initiated by the City Council, Planning Commission, or by any individual, agency, or firm. Special studies or other information will be required as the factual basis to support the change. The public need and justification for change must be established by the applicant.

Policy F-3: The Plan may be reopened at appropriate times in response to completion of plans by other jurisdictions and agencies. Further, the City shall acquire and consider additional inventory information that was not available during plan development in its evaluation of future plan revisions. The City may consider such a revision either major or minor.

Policy F-4: Plan amendments may be initiated by:

- a. City Council or Planning Commission.
- b. An individual, organization, or the City Planner.

All Comprehensive Plan amendments shall be considered at public hearings before the Planning Commission and City Council in accordance with state law, City Charter, and appropriate City ordinances.

Policy F-5: Proposed revisions, either major or minor, or otherwise initiated, shall be reviewed in public hearings held by the Planning Commission and City Council with final approval by the Board of County Commissioners and shall have adequate notice to meet State requirements. Comprehensive Plan amendment hearings shall be conducted under the following procedures:

- a. The Planning Commission shall conduct a public hearing on the proposed amendment at its earliest practical meeting time after the amendment is proposed.
- b. Prior to the Planning Commission hearing, the City Planning staff shall review the proposed amendment and prepare a report to the Planning Commission.
- c. Within 45 days of the hearing, the Planning Commission shall recommend to the City Council approval or rejection of the proposed amendment. It shall take a majority vote of the Planning Commission in favor of the proposal to recommend to the City Council that the Comprehensive Plan be amended.
- d. The Planning Commission shall consider amendment requests to the Comprehensive Plan at regularly advertised meetings.
- e. After receiving the recommendation of the Planning Commission, submitted as written findings regarding the proposed revision which consider public hearing(s) and response of affected governmental agencies, the City Council shall hold a public hearing on the proposed amendment.
- f. The City Recorder shall maintain records of all plan amendment hearings and adopted amendments of the Comprehensive Plan.
- g. Consideration by Planning Commission and Council of Plan amendments should be based on:
 1. Meeting the overall intent of the Comprehensive Plan. All Plan Policies shall be reviewed when revising the City Comprehensive Plan to make sure no portion of the Comprehensive Plan is overlooked.
 2. Citizen review and comment. The citizens of Tillamook will be encouraged to take part in all stages of the planning process.
 3. Input from affected governmental units and other agencies. All affected government agencies shall be informed of proposed revisions and allowed reasonable time to respond before making a recommendation on the plan revision to the City Council.
 4. Short- and long-term impacts of the proposed revision.
 5. Additional information as required by the Planning Commission or City Council.

Policy F-6: All appendices may be amended by Resolution.

Objectives and Policies for Plan Implementation

Objective No. 1 for Plan Implementation: To implement the City Comprehensive Plan and its objectives, policies and implementing procedure.

Policies for Objective No. 1 for Plan Implementation

Policy F-7: The City shall institute regulatory and non-regulatory controls for the implementation of the Comprehensive Plan. These regulatory controls shall include the City's Zoning Ordinance.

Policy F-8: The City shall develop intergovernmental agreements with the County and other governmental entities and agencies to assist in the implementation of City policies.

Objective No. 2 for Plan Implementation: To provide for cooperation between the City and the County in the unincorporated land within the Urban Growth Boundary and establish and maintain an Urban Growth Management Agreement and Urban Service Agreement between the City and County.

Policies for Objective No. 2 for Plan Implementation

Policy F-9: The City shall develop an Urban Growth Management Agreement (UGMA) and other intergovernmental agreements with the County. The UGMA shall include an Urban Service Agreement (USA) between the City and County. Additional Intergovernmental Agreements between the City and County may also be made to coordinate services between the two levels of government.

Objective No. 3 for Plan Implementation: To establish and maintain grants-in-aid and a capital improvements program

Policies for Objective No. 3 for Plan Implementation

Policy F-10: The City shall coordinate a capital improvement projects list for the community.

Policy F-11: The City shall strive to identify grants available to continue to better the community in implementing its policies listed in the Comprehensive Plan.

-- END --